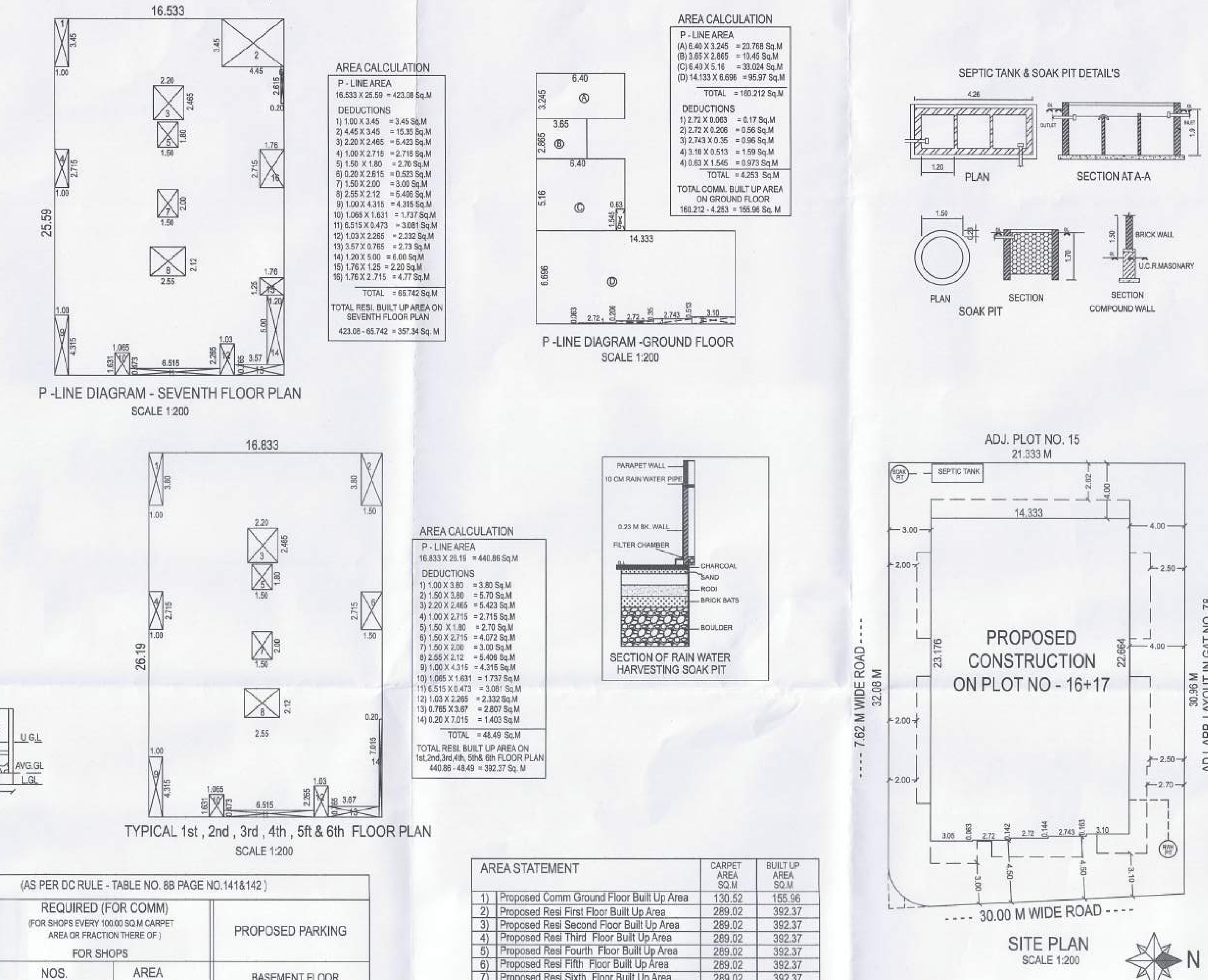
PROJECT

DRAWING SHEET NO. 1/1

PROPOSED COMM + RESI BUILDING PLAN ON PLOT NO.16+17, GAT NO.77, AT PIMPRALA SHIVAR, JALGAON. TAL. & DIST. JALGAON
FOR- MR. SURESH MANSING PATIL.

APPROVAL

APPROVED
For Comm + Residential purpose as ammended in ____ subject to the Conditions as mentioned in the accompaning Commencement Certificate No: 931 — Date: 25/01/2023
Assistant Director of Town Planning
Muncipal Corporation of the city of Jalgaon



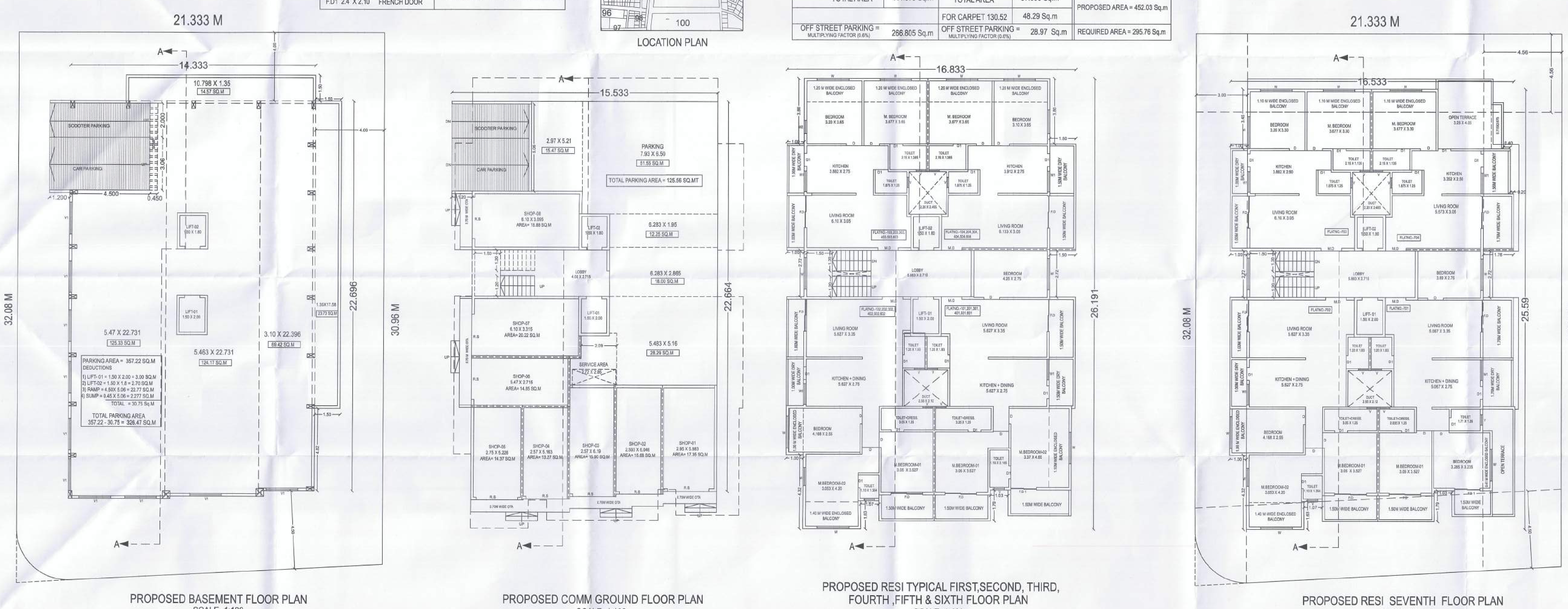
NOTES —	ALL DIMENSIONS ARE IN METER EXTERNAL WALL = 0.15 INTERNAL WALL =0.115
-: OPENING SCHEDULE :-	
DOOR SCHEDULE	WINDOW SCHEDULE
MD 1.20 X 2.10 T.W. DOOR	W 1.85 X 1.20 ALUMINIUM WINDOW
D 0.90 X 2.10 T.W. DOOR	W1 1.85 X 0.90 ALUMINIUM WINDOW
D1 0.75 X 2.10 FLUSH DOOR	W2 1.10 X 0.90 ALUMINIUM WINDOW
R.S 2.40 X 2.10 ROLLING SHHUTER	V 0.60 X 0.75 LOUVERED VENTILATOR
F.D 1.85 X 2.10 FRENCH DOOR	V1 1.85 X 0.75 LOUVERED VENTILATOR
F.D1 2.4 X 2.10 FRENCH DOOR	

LOCATION PLAN

PARKING AREA STATEMENT (AS PER DC RULE - TABLE NO. 8B PAGE NO.141&142)

PARKING	REQUIRED (FOR RESI) (FOR TWO TENEMENT HAVING CARPET AREA BETWEEN 40 SQ.M TO 80 SQ.M) (FOR TENEMENT HAVING CARPET AREA BETWEEN 80 SQ.M TO 150 SQ.M)		REQUIRED (FOR COMM) (FOR SHOPS EVERY 100.00 SQ.M CARPET AREA OR FRACTION THERE OF) FOR SHOPS		PROPOSED PARKING
	NOS.	AREA	NOS.	AREA	BASEMENT FLOOR = 326.47 SQ.M + GROUND FLOOR = 125.56 SQ.M
CAR	21 (2.5 X 5.0)	265.50 Sq.m	02 (2.5 X 5.0)	25.00 Sq.m	
SCOOTER	79	158.00 Sq.m	06	12.00 Sq.m	
ADD visitors	5%	21.175 Sq.m	–		
TOTAL AREA =		444.675 Sq.m	TOTAL AREA	37.000 Sq.m	PROPOSED AREA = 452.03 Sq.m
			FOR CARPET 130.52	48.29 Sq.m	
OFF STREET PARKING = MULTIPLYING FACTOR (0.6%)		266.805 Sq.m	OFF STREET PARKING = MULTIPLYING FACTOR (0.6%)	28.97 Sq.m	REQUIRED AREA = 295.76 Sq.m

	AREA STATEMENT	CARPET AREA SQ.M	BUILT UP AREA SQ.M
1)	Proposed Comm Ground Floor Built Up Area	130.52	155.96
2)	Proposed Resi First Floor Built Up Area	289.02	392.37
3)	Proposed Resi Second Floor Built Up Area	289.02	392.37
4)	Proposed Resi Third Floor Built Up Area	289.02	392.37
5)	Proposed Resi Fourth Floor Built Up Area	289.02	392.37
6)	Proposed Resi Fifth Floor Built Up Area	289.02	392.37
7)	Proposed Resi Sixth Floor Built Up Area	289.02	392.37
8)	Proposed Resi Seventh Floor Built Up Area	255.10	357.34
9)	Total Resi. Built Up Area Proposed	-	2711.56
	Total Built Up Area Proposed (Resi. +Comm)	2119.74	2867.52



AREA STATEMENT	SQ.M
1) Area of plot (Minimum area of a,b,c,d to be considered)	672.41
(a) As per ownership document (7/12)	672.41
(b) As per measurment sheet	672.41
(c) As per site	672.41
(d) Applicant Plot Area	672.41
2) Deductions for	–
(a) Proposed D.P/ D.P Road Widening Area/Service Road / Highway Widening	–
(b) Any D.P Reservation area	–
(Total a+b)	–
3) Balance area of plot (1-2)	–
4) Amenity Space (if applicable)	–
(a) Required	–
(b)Adjustment of 2(b), if any -	–
(c) Balance Proposed -	–
5) Net Plot Area (3-4 (c))	–
6) Recreational Open space (if applicable)	–
(a) Required -	–
(b) Proposed -	–
7) Internal Road area	–
8) Plotable area (if applicable)	–
9) Built up area with reference to Basic F.S.I as per front road width - 1.10 (Sr. No.5x basic FSI)	739.651
10) Addition of FSI on payment of premium - 50%	–
(a) Maximum permissible premium FSI -based on road width / TOD	336.205
(b) Proposed FSI on payment of premium - (40.68%)	273.66
11) In-situ area FSI / TDR loading	
(a) In-situ area against D.P road / 2.0 x Sr.No. 2(a) , if any	–
(b) In-situ area against Amenity Space if handed over	–
(c) TDR Area = 1.40 %	941.374
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(d)) (1.16)	778.89
12) Additional FSI area under Chapter No. 7	–
13) Total entitlement of FSI in the proposal	–
(a) [9+10(b)+11(d) or 12 whichever is applicable.(2.66)	1792.20
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. - 60%	1075.32
(c) Total entitlement (a+b)	2867.52
14) Maximum utilization limit of F.S.I. (building potential) Permissible as per road width. ((as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6)	4.80
15) Total Built-up Area in proposal.(excluding area at Sr. No. 17 b)	–
(a) Revised Built-up Area.	–
(b) Proposed Built-up Area (as per 'P-line')	2867.52
(c) Total(a+b)	2867.52
16) F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	4.26
17) Area for Inclusive Housing , if any	–
(a) Required (20% of Sr.No.5)	–
(b) Proposed.	–

Certificate of Area :

Certified that the plot under reference was surveyed by me on ________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/ land Records Department / City survey records.

Signature
Licensed Engineer
Mr. Anand A. Mukund

Owner's Declaration -
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector. I /We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

Signature -

Owner name -

Licensed Engineer name

Job No.	Drawing No.	Scale	Drawn by	Checked by	License No. of Engineer DDMCJ/R/2021/APL/00244 DATE - 31/12/23

ANAND A.MUKUND
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